180.0	0008	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	602,500 /	602,500
					USE VALUE:	602,500 /	602,500
					ASSESSED:	602,500 /	602,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOSA YASUNARI/ETAL	
Owner 2:	TOSA SACHIKO	
Owner 3:		
Street 1:	18 GOLDEN AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,250 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6250.000	177,000	200	425,300	602,500
Total Card	0.143	177,000	200	425,300	602,500
Total Parcel	0.143	177,000	200	425,300	602,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.00 | /Parcel: 523.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 122423

GIS Ref

GIS Ref

Insp Date 06/08/18

Parcel ID 180.0-0008-0001.0

!14172!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	177,000	200	6,250.	425,300	602,500	602,500	Year End Roll	12/18/2019
2019	101	FV	167,900	200	6,250.	425,300	593,400	593,400	Year End Roll	1/3/2019
2018	101	FV	167,900	200	6,250.	358,400	526,500	526,500	Year End Roll	12/20/2017
2017	101	FV	167,900	200	6,250.	328,100	496,200	496,200	Year End Roll	1/3/2017
2016	101	FV	167,900	200	6,250.	279,500	447,600	447,600	Year End	1/4/2016
2015	101	FV	157,000	200	6,250.	243,000	400,200	400,200	Year End Roll	12/11/2014
2014	101	FV	157,000	200	6,250.	224,800	382,000	382,000	Year End Roll	12/16/2013
2013	101	FV	157,000	200	6,250.	213,800	371,000	371,000		12/13/2012

PRINT

Date	Time
12/11/20	04:02:37

LAST REV

Date	Time
06/28/18	17:18:34

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14172

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WECH OTTO	1131-61		8/22/1994		178,000	No	No		Y

USER DEFINED

Prior Id # 1:	122423
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Inspected	PH	Patrick H
5/17/2018	MEAS&NOTICE	BS	Barbara S
10/21/2008	Meas/Inspect	189	PATRIOT
12/21/1999	Meas/Inspect	263	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6250		Sq. Ft.	Site		0	70.	0.97	7									425,250						425,300	

Total AC/HA: 0.14348 | Total SF/SM: 6250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,250 | Spl Credit | Total: 425,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	62550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	256546
Depreciation:	79529
Depreciated Total:	177017

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

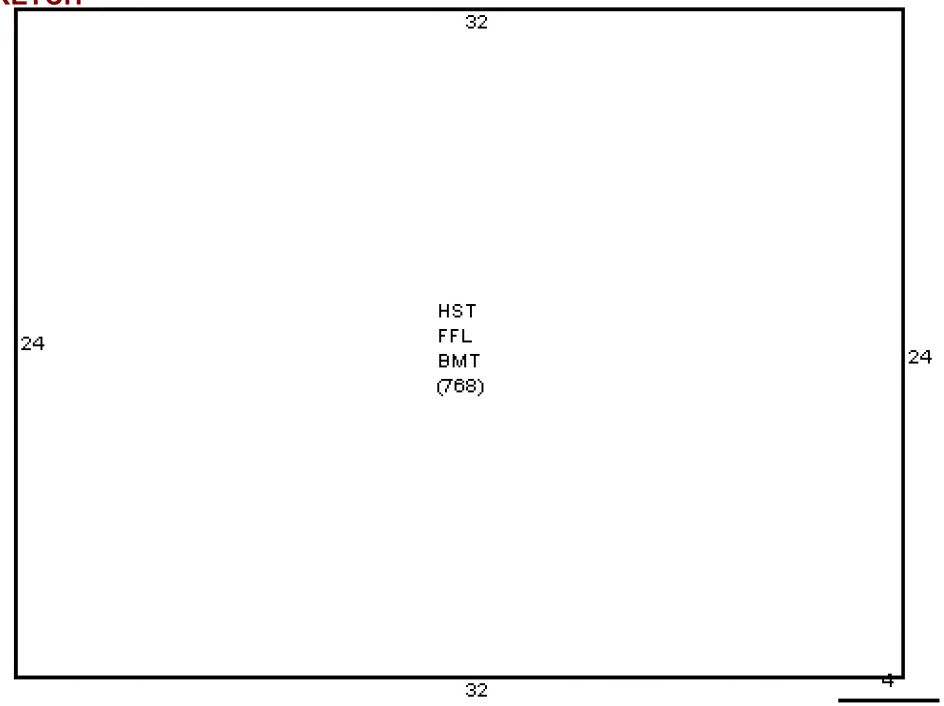
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	92.19
Final Total:	177000	Val/Su SzAd	153.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.100	32,333
FFL	First Floor	768	140.330	107,775
HST	Half Story	384	140.330	53,888
	Net Sketched Area:	1,920	Total:	193,996
Size Ad	1152	Gross Are	2304	FinArea 1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

180.0-0008-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X10	A	AV	1970	6.00	T	39.2	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:	Total: 200